

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3105**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**DIAMOND RIDGE ANNEXATION  
APPROXIMATELY 15.36 ACRES  
LOCATED ALONG THE F 1/2 ROAD  
RIGHT-OF-WAY AND AT 2520 F 1/2 ROAD**

**WHEREAS**, on the 20th day of January, 1999 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 3rd day of March, 1999; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
DIAMOND RIDGE ANNEXATION**

A parcel of land situate in the SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 3; thence S 89°57'00" E along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 659.85 feet to the True Point of Beginning of the parcel described herein; thence N 00°01'00" W a distance of 980.20 feet to a point; thence N 74°27'00" E a distance of 684.50 feet to a point on the east line of said SW 1/4 NW 1/4 (whence the NW 1/16 corner of said Section 3 bears N 00°01'00" W a distance of 147.30 feet ); thence S 00°01'00" E along the east line of said SW 14 NW 1/4 a distance of 834.27 feet to a point; thence leaving said east line N 89°57'00" W a distance of 165.00 feet to a point; thence S 00°01'00" E a distance of 330.00 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°01'00" E a distance of 33.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 494.51 feet to a point; thence leaving said south right of way line N 00°01'00" W a distance of 33.00 feet to the point of beginning, containing 15.36 acres more or less

be and is hereby annexed to the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 20th day of January, 1999.

**ADOPTED** and ordered published this 3rd day of March, 1999.

Attest:

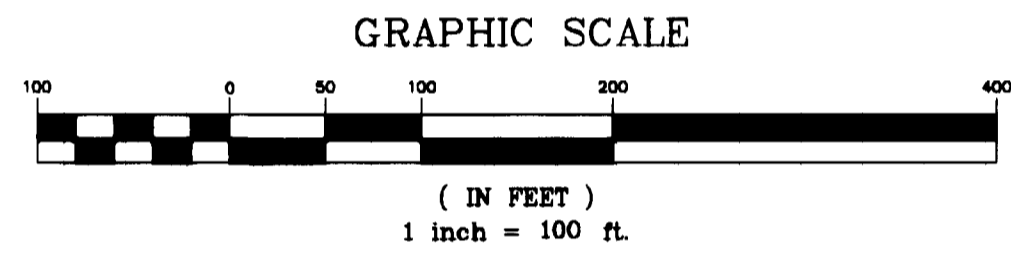
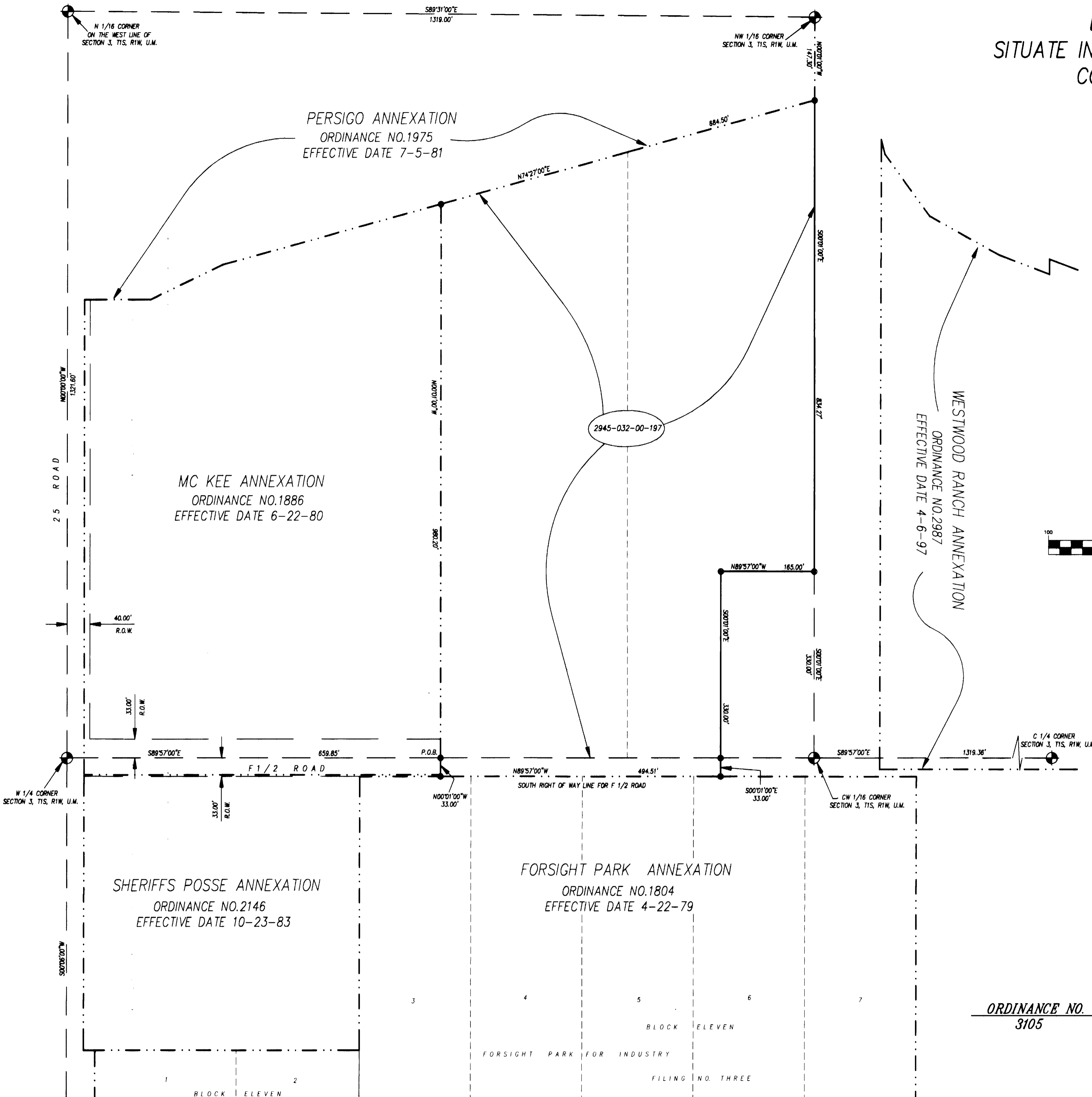
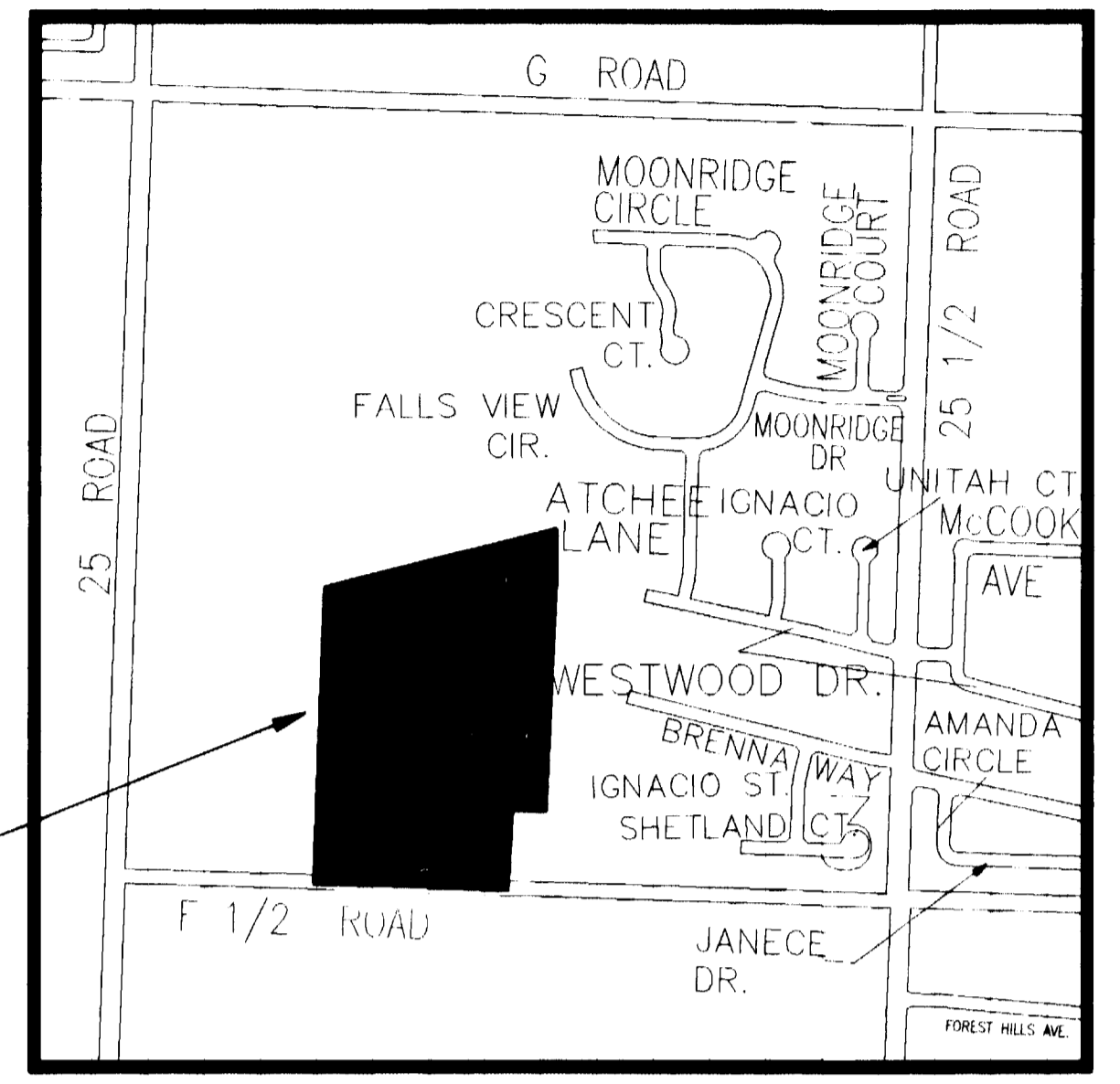
/s/ Janet L. Terry  
President of the Council

/s/ Stephanie Nye  
City Clerk



# DIAMOND RIDGE ANNEXATION

SITUATE IN THE SW 1/4 NW 1/4, SECTION 3, T1S, R1W, U.M.  
COUNTY OF MESA, STATE OF COLORADO



**LEGAL DESCRIPTION**

A parcel of land situate in the SW 1/4 NW 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of said Section 3; thence S 89°57'00" E along the south line of the SW 1/4 NW 1/4 of said Section 3 a distance of 659.85 feet to the True Point of Beginning of the parcel described herein; thence N 00°01'00" W a distance of 980.20 feet to a point; thence N 74°27'00" E a distance of 684.50 feet to a point on the east line of said SW 1/4 NW 1/4 ( whence the NW 1/16 corner of said Section 3 bears N 00°01'00" W a distance of 147.30 feet ); thence S 00°01'00" E along the east line of said SW 1/4 NW 1/4 a distance of 834.27 feet to a point; thence leaving said east line N 89°57'00" W a distance of 165.00 feet to a point; thence S 00°01'00" E a distance of 330.00 feet to a point on the south line of said SW 1/4 NW 1/4; thence S 00°01'00" E a distance of 330.00 feet to a point on the south right of way line for F 1/2 Road; thence N 89°57'00" W along said south right of way line a distance of 494.51 feet to a point; thence leaving said south right of way line N 00°01'00" W a distance of 33.00 feet to the point of beginning, containing 15.36 acres more or less.

**AREA OF ANNEXATION**

ANNEXATION PERIMETER	3554.49 FT.
CONTIGUOUS PERIMETER	2192.21 FT.
AREA IN SQUARE FEET	668004.35
AREA IN ACRES	15.36

**LEGEND**

ANNEXATION BOUNDARY ————  
EXISTING CITY LIMITS - - - - -

**ORDINANCE NO.**  
3105

**EFFECTIVE DATE**  
APRIL 4, 1999

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This document does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundaries.

*John R. Paces*  
SENIOR REAL ESTATE TECHNICIAN, PL 22580



**Notice:**  
According to Colorado law you have 90 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 90 days then said plat stands despite all defects and or errors.

DRAWN BY SRP DATE 1-27-99  
DESIGNED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE  
1" = 100'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO

DIAMOND RIDGE ANNEXATION

13033101